

NAPILI VILLAS, AOA O
2024 – 2025 INSURANCE

Type of Policy/Carrier	Coverage																														
COMMERCIAL PROPERTY VARIOUS CARRIERS Effective: 08/01/2024 – 08/01/2025 Endurance American Specialty Insurance Company (AM Best Rating: A+ XV, Non-Admitted) Lexington Insurance Company (AM Best Rating: A XV, Non-Admitted) Arch Specialty Insurance Company (AM Best Rating: A+ XV, Non-Admitted) Golden Bear Insurance Company (AM Best Rating: A VII, Non-Admitted) Kinsale Insurance Company (AM Best Rating: A XII, Non-Admitted) Sutton Specialty Insurance Co & Trisura Specialty Insurance Co (AM Best Rating: A- VIII, Non-Admitted)	Special Peril Form Property Coverage/Replacement Cost Valuation <table border="0"> <tr> <td>Building</td> <td align="right">\$47,221,157</td> </tr> <tr> <td>Ordinance or Law (Coverage A)</td> <td align="right">Included</td> </tr> <tr> <td>Ordinance or Law (Coverage B & C)</td> <td align="right">10% of Bldg. Value</td> </tr> <tr> <td>Sewer Backup</td> <td align="right">\$250,000</td> </tr> <tr> <td>Deductible: All Other Perils</td> <td align="right">\$50,000</td> </tr> <tr> <td>Water Damage</td> <td align="right">\$100,000</td> </tr> <tr> <td>Hurricane</td> <td align="right">3% / \$100,000 Min.</td> </tr> </table> Limits \$5,000,000 \$5,000,000 \$5,000,000 \$5,000,000 \$5,000,000 \$22,221,157	Building	\$47,221,157	Ordinance or Law (Coverage A)	Included	Ordinance or Law (Coverage B & C)	10% of Bldg. Value	Sewer Backup	\$250,000	Deductible: All Other Perils	\$50,000	Water Damage	\$100,000	Hurricane	3% / \$100,000 Min.																
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COMMERCIAL GENERAL LIABILITY FIRST F & C INSURANCE OF HI, INC. Effective: 08/01/2024 – 08/01/2025 AM Best Rating: A+ IX, Admitted	<table border="0"> <tr> <td>General Aggregate</td> <td align="right">\$2,000,000</td> </tr> <tr> <td>Products-Completed Operations Aggregate</td> <td align="right">Excluded</td> </tr> <tr> <td>Each Occurrence</td> <td align="right">\$1,000,000</td> </tr> <tr> <td>Personal Injury & Advertising Injury</td> <td align="right">\$1,000,000</td> </tr> <tr> <td>Fire Damage Legal Liability</td> <td align="right">\$100,000</td> </tr> <tr> <td>Medical Payments</td> <td align="right">\$5,000</td> </tr> </table> BI and PD Liability \$1,000,000/\$1,000,000 each acc.	General Aggregate	\$2,000,000	Products-Completed Operations Aggregate	Excluded	Each Occurrence	\$1,000,000	Personal Injury & Advertising Injury	\$1,000,000	Fire Damage Legal Liability	\$100,000	Medical Payments	\$5,000																		
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UMBRELLA LIABILITY NAUTILUS INSURANCE COMPANY Effective: 09/15/2023 – 09/15/2024 AM Best Rating: A+ XV, Non-Admitted	Each Occurrence / Aggregate \$5,000,000/\$5,000,000																														
DIRECTORS & OFFICERS LIABILITY IRONSHORE SPECIALTY INSURANCE COMPANY EFFECTIVE: 08/01/2024 – 08/01/2025 AM BEST RATING: A XV, ADMITTED	<table border="0"> <tr> <td>Per Claim / Aggregate</td> <td align="right">\$1,000,000/\$1,000,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$50,000</td> </tr> </table> Pending and Prior Date: 08/01/2010	Per Claim / Aggregate	\$1,000,000/\$1,000,000	Retention	\$50,000																										
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CRIME TRAVELERS CASUALTY AND SURETY COMPANY EFFECTIVE: 08/01/2023 – 08/01/2026 AM BEST RATING A++ XV, ADMITTED	<table border="0"> <thead> <tr> <th></th> <th align="right">Limit</th> <th align="right">Retention</th> </tr> </thead> <tbody> <tr> <td>Employee Theft</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>ERISA Fidelity</td> <td align="right">\$300,000</td> <td align="right">\$0</td> </tr> <tr> <td>Forgery and Alteration</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>On Premises</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>In Transit</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>Money Orders and Counterfeit Money</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>Computer Fraud</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>Funds Transfer Fraud</td> <td align="right">\$300,000</td> <td align="right">\$2,500</td> </tr> <tr> <td>Claim Expense</td> <td align="right">\$50,000</td> <td align="right">\$0</td> </tr> </tbody> </table>		Limit	Retention	Employee Theft	\$300,000	\$2,500	ERISA Fidelity	\$300,000	\$0	Forgery and Alteration	\$300,000	\$2,500	On Premises	\$300,000	\$2,500	In Transit	\$300,000	\$2,500	Money Orders and Counterfeit Money	\$300,000	\$2,500	Computer Fraud	\$300,000	\$2,500	Funds Transfer Fraud	\$300,000	\$2,500	Claim Expense	\$50,000	\$0
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FOR LENDER REQUESTS FOR MASTER POLICY PROOF OF INSURANCE OR CERTIFICATES:

EMAIL: AOAOCert@atlasinsurance.com

Atlas Insurance Agency
 201 Merchant Street, Suite 1100
 Honolulu, HI 96813

Della Nakamoto, Account Executive
 Tel # 808-533-8703
dnakamoto@atlasinsurance.com

August 14, 2024

This summary of coverage is intended to facilitate your understanding of the insurance program we have proposed.

However, it is not intended to replace or supersede any original insurance contracts.

➤ **Buildings Covered**

Exterior and interior walls, floors, ceilings and common building elements, including elevators, **or** as defined by the Association's bylaws. Fixtures including, but not limited to, refrigerators, cooking ranges, built-in appliances, cabinets, drapes, wall to wall carpeting in accordance with the as-built condominium plans and specifications (**of like, kind or quality of that originally installed**).

Note: If any of the original fixtures, cabinets, flooring, countertops, etc. were upgraded by the unit owner, the policy would only cover the replacement of the original fixture and not the upgraded fixture, cabinets, flooring, countertops, etc.

➤ **General Liability Covered**

Legal Liability for the Association, which results from Bodily Injury or Property Damage arising out of Premises and Operations, Products/Completed Operations or Personal Injury. Usually this involves common area injuries or losses

Note: Coverage is not provided for individual unit owners' personal liability. (It is the unit owner's responsibility to secure personal liability coverage)

Atlas Insurance Agency also has a personal lines department that helps unit owners purchase personal lines insurance policies that provide unit owners with the important additional coverage that most AOAO's recommend. This coverage includes personal liability, loss assessment, building improvement and personal property coverage. Atlas' personal lines department will review your situation and recommend an insurance company and insurance policy that provides the best combination of coverage, customer service and price. Please call or email Fe Valinton at 808-533-8663 or fvalinton@atlasinsurance.com, if you have any questions or need to purchase coverage.

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Atlas Insurance Agency, Attn: AOAO Group,
201 Merchant Street, Suite 1100
Honolulu, HI 96813

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